

GROUND FLOOR CORNER IN
THE EASTERN COLUMBIA



FOR LEASE

RETAIL • HIGH END FINISHES

3,916± SF • C5 Zoning
Downtown, Los Angeles

855
S BROADWAY
LOS ANGELES, 90014

THE
ARTS
DISTRICT
GROUP

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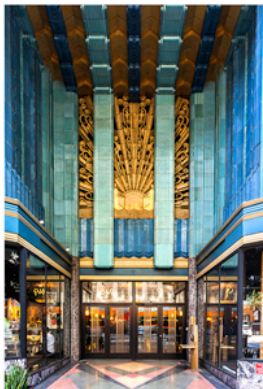
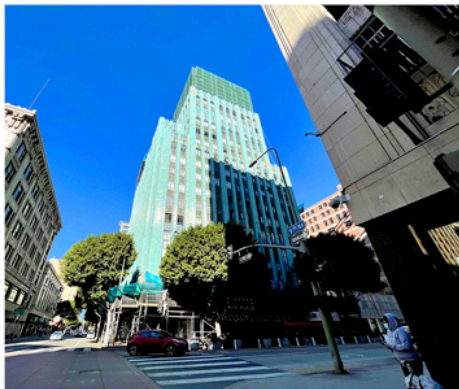
THE HISTORIC THEATER DISTRICT

The Historic Theater District in Downtown Los Angeles is a dynamic and evolving neighborhood experiencing significant revitalization. Signs of growth and successful business activity are visible throughout the area, attracting ongoing investment and attention from both businesses and investors. Strategically positioned as a central link between Downtown LA, the Convention Center, South Park, the Fashion District, and ROW DTLA, the district plays a key role in connecting several of the city's most active neighborhoods. The ongoing 6th Street Viaduct Park project will further enhance this connectivity by linking East Los Angeles to Downtown through a major new park system, expected to increase foot traffic and accelerate redevelopment.

Nationally recognized developments surround the district, with thousands of new apartments and condominiums slated to come online over the next few years. This growth continues to ripple outward, fueling momentum in adjacent areas such as Boyle Heights and contributing to a broader atmosphere of renewal and opportunity. As a result, the district serves as a central hub within one of Los Angeles's most forward-moving urban corridors. Downtown Los Angeles features a robust arts and culture scene, with galleries, museums, entertainment venues, and recreational amenities. The neighborhood also benefits from a wide array of nearby retail and dining options, including Whole Foods, West Elm, Blue Bottle, CVS, PacSun, and many others. Its proximity to the Convention Center, LA Live, the Marriott AC, and boutique hotels adds further appeal. With direct access to major transportation arteries—including the 10, 5, and 2 Freeways—and the nearby Mateo Street corridor, the Historic Theater District offers exceptional connectivity and positions itself as one of the city's most strategically located and promising districts.



OVERVIEW



The Eastern Columbia: The Jewel of Downtown Los Angeles

The Eastern Columbia Building, a celebrated Art Deco landmark located at 849 South Broadway in Downtown Los Angeles, holds a distinguished place in the city's architectural and cultural history. Often referred to as "The Jewel of Downtown," the building is also known as the "Johnny Depp Building" because the actor lived there for many years and his units were featured on television.

Designed by architect Claud Beelman, the building was completed in just nine months and officially opened on September 12, 1930. It originally served as the headquarters for the Eastern Columbia Department Store. The rooftop clock, a defining feature of the structure, received a special exemption from the city's height limit. The building's striking exterior features turquoise terra cotta tiles, a prominent four-sided clock tower, and decorative gold leaf accents. Its bold Art Deco design includes intricate geometric patterns and a central smokestack topped with stylized flying buttresses. The Eastern Columbia Building is highly visible from Interstate 10 and remains one of the most recognizable buildings in Los Angeles.

The building underwent a full exterior restoration that won multiple preservation awards, renewing every tile and making it an even more radiant presence in the city's skyline. It is widely regarded as the most significant surviving example of Art Deco architecture in Los Angeles. Experts often describe it as both the "Jewel of Downtown" and a "benchmark of deco buildings." In 1985, the City of Los Angeles named it Historic Cultural Monument Number 294. Today, the building continues to stand as a powerful symbol of the city's commercial legacy and architectural excellence.

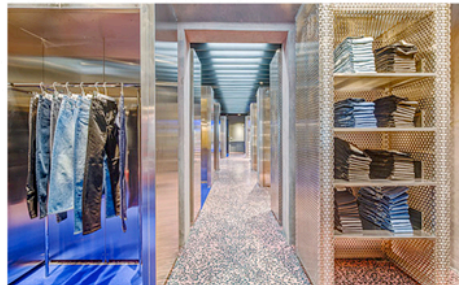
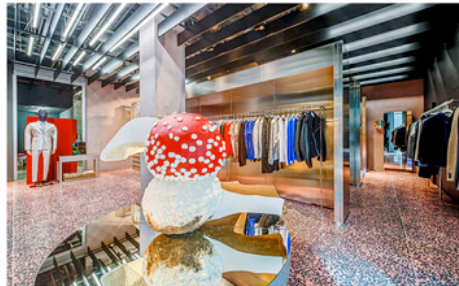
THE SPACE

We are pleased to announce a premier retail space now available for lease on the historic and highly trafficked corner of Broadway and 9th Street in Downtown Los Angeles. This is a rare opportunity to secure a turnkey, spotless retail space, with upscale finishes, formerly home to the internationally acclaimed international luxury fashion brand ACNE Studios.

This is an A-class space in an A-class building, surrounded by national credit tenants and leading global brands. The unit is located in a prominent Art Deco landmark. The building is referred to as the Jewel of Downtown Los Angeles. Recognized for its vibrant blue terra cotta tile and frequent appearances in films and commercials, this architectural icon features a curated mix of ground-floor tenants that elevate its prestige.

Positioned on a hard corner with dual street frontage, the 3,916 SF space offers approximately 180 feet of floor-to-ceiling display windows along both Broadway and 9th Street. This is on a signalized corner. With a daily vehicle count of over 25,000, a 100% Walk Score, and consistent pedestrian flow.

Inside, the unit features steel-framed floor-to-ceiling glass, custom hand-done smooth coat cement-finish walls, high ceilings with exposed architectural columns, and premium LED track and adjustable retail lighting. The flooring is finished in a custom black and pink dotted terrazzo tile with metal divider strips—a bold design element. The space offers over 3,900 square feet of open-plan retail area, with HVAC and ducting already installed. Additional features include designated areas for fitting rooms, a back office, and direct access to restrooms, along with opportunities for custom build-outs. Additional on site subterranean storage is available as well. This unit offers multiple entry points, including double doors on Broadway adjacent to the popular ilCaffè, and two additional sets of double doors along 9th Street, maximizing accessibility and customer flow. This is a rare opportunity to position your brand on one of the most visible and desirable corners in Los Angeles.



855 S BROADWAY

DETAILS

SPECS

Size: 3,916 SF ±

Price: \$12,000 per month

CAMS: Within listed price

Price per SF: \$2.21

CAMS: \$00.85

Lease Type: Net

Zoning: C5

Floor: Ground flr.

Egress: 3 points

Space Type: Retail

Parking: At cost

Frontage: Yes, 2 streets

Central AC / HEAT: Yes

Sprinklered: Yes

Year Built: 1930

Year Renovated: 2014

Power: 300 Amps / 3 Phase



PHOTOS



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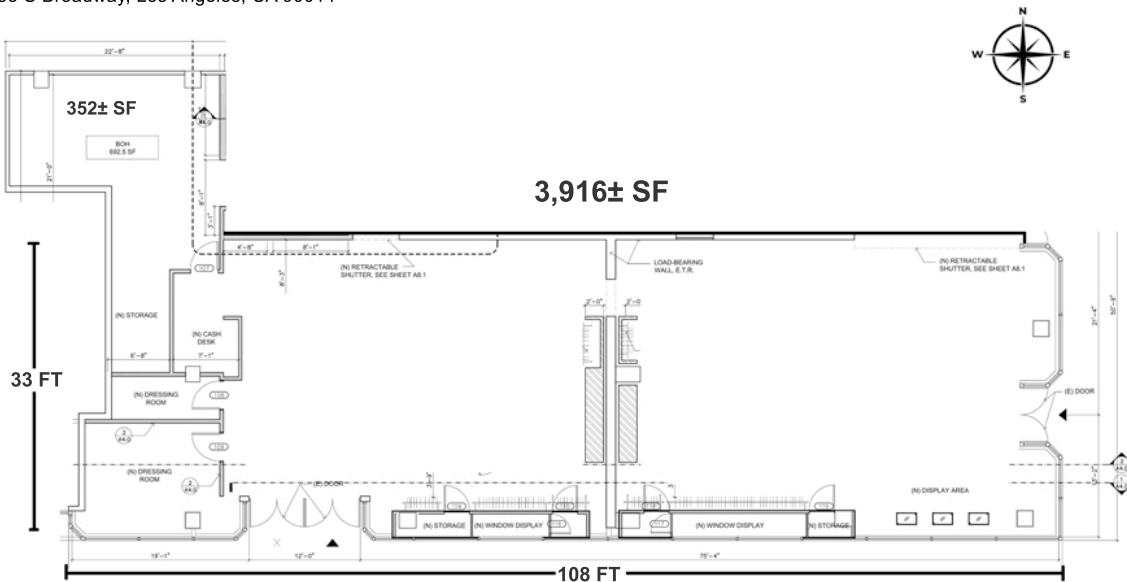
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855 S Broadway, Los Angeles, CA 90014

FLOORPLAN

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METRICS



RETAIL:

Total retail in Fashion District: 1,000 retailers in 100 square blocks

Total retail storefronts: 743 retail businesses per square mile

Total retail: Between 3,800 - 4,300 establishments



FINANCIAL METRICS:

Average household income: \$87,000

Average loft owner: \$100,000 - \$145,000

Average age: 37 years old



TRANSPORTATION:

Walk score: 96% a "Walker's Paradise"

Transit score: 100%

Bike Score: 92% a "Biker's Paradise"

Distance to Union Station: 1.5 Miles / 12 blocks

Distance to 110 Freeway: 1/2 of a mile

Distance to 101 Freeway: 2 miles

Distance to 10 Freeway: 00.8 miles

Distance to 405 Freeway: 8 miles

Distance to 710 Freeway: 5 miles

NEIGHBORS

WEST ELM

Modern, high end furniture
Publicly traded
Target audience:
Millennials and older
Gen Z-ers



PROPER HOTEL

Boutique Hospitality
\$431 per night ADRS
Target audience:
Travelers looking for a
unique, one-of-a-kind
stay



APPLE STORE
THE APPLE THEATER
Retail / Apple store
Publicly traded tenant
Target audience:
middle-class & upper-class users



FIDM COLLEGE

Well known Fashion college
Fashion Institute of Design & Merchandising
Target audience:
students



THE BLOC, DTLA

Shopping center, Hotel, Offices
Subway station in basement
Target audience:
consumers, travelers, upper class



WeWork

Office Space & Coworking
For startups / small businesses
Target audience:
millenials and gen-z



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NEIGHBORS

WHOLE FOODS

High end grocery store
Publicly traded
Target audience:
healthy individuals and families



LA LIVE

Convention center
Multiple event spaces
Target audience:
Sports / music fans, travelers



Verve Coffee Roasters

Cafe / coffee experience
High end coffee
Target audience:
millennials and gen-z



ABOUT US

The Arts District Group is a team of diligent and knowledgeable commercial real estate professionals, established in 2016.

Specializing in retail leasing and sales, warehouse sales, commercial real estate development, repositioning, property management, and ground-up construction, the company consists of local market experts in Downtown Los Angeles, the Arts District, and surrounding areas.

The team has served thousands of tenants—from startups to Fortune 500 companies, matching their business needs with ideal properties. The company's success comes from its responsiveness, determination, strong negotiation skills, integrity, deep market knowledge, effective marketing strategies, and commitment to exceptional customer service.

The Group draws on extensive business and startup experience, a formal design background, and a strong passion for community development to deliver a truly unique approach to real estate.

Thank you for reading. We look forward to working with you.



CONTACT:

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